


REPORT

DATE: September 14, 2006

TO: Administration Committee
Regional Council

FROM: Hasan Ikhata, Director, Policy and Planning Department 

SUBJECT: Regional Housing Needs Assessment (RHNA) General Fund Request

EXECUTIVE DIRECTOR'S APPROVAL:

 for MP

RECOMMENDED ACTION:

Designate \$100,000 in SCAG General Fund resources to fund RHNA related activities through December 31, 2006.

SUMMARY:

A RHNA policy methodology workshop will be conducted after subregional workshops are finished and local input and feedback on AB 2158 considerations are presented. This second methodology workshop will cover policy issues, including but not limited to: fair share adjustments to avoid the over concentration of lower income households, vacancy rate and demolition assumptions that assure a healthy functioning housing market; allocation of growth between incorporated and unincorporated areas, balancing job and housing growth to lessen commuter housing demand, revisions and appeals policies and procedures and other adjustments as appropriate. This session is scheduled for November 2006 and SCAG General Funds are requested to support staff work related to the review and presentation of these issues, and interaction with the State Department of Housing and Community Development and local governments. This covers Phase I funding. A Phase II funding request will be presented in January 2007 to cover RHNA costs through August 2007.

BACKGROUND:

Options to pay for the development of the 2007 RHNA include each of the following potential resources, either separately or in some combination:

- A new RHNA fee as allowed in current statute
- Use of the SCAG General Fund
- Use of growth forecast related funds from the current OWP
- Use of California Blueprint grant funds

Approximately, \$100,000 in SCAG General Fund resources are needed to fund RHNA costs through December 2006. These resources will primarily be used to support work related to a RHNA methodology workshop in November 2006. This will follow a public hearing on RHNA methodology which will review the RHNA timeline, identify how public noticing will be conducted and show how the growth forecast and needs assessment will be integrated into one forecast process. It will also describe the workshop format for 14 subregional sessions that will occur in October 2006. The 14 subregional workshops will focus on small area allocation at which local governments may submit AB 2158 planning factors for consideration in refining variables and the distributions of growth in their subregion. A proposed budget and timeline is attached.

REPORT

FISCAL IMPACT:

The General Fund request of \$100,000 is available in the General Fund reserve account.

SCAG RHNA PILOT PROGRAM SEPTEMBER- DECEMBER 2006 BUDGET

RHNA Work Activities		Budget
RHNA1	Consult with HCD on growth forecasts for the region	\$8,500
RHNA2	Housing data for existing conditions, replacement & vacancy needs from 2000 Census	\$8,500
RHNA3	Determine the methodology for parameters used to translate households to housing units	\$12,500
RHNA4	Determine methodology/policies to allocate housing needs by local jurisdictions based on "fair share" & "equity" principles	\$35,000
RHNA5	Determine methodology/policies to allocate housing needs by income categories as required by housing law	\$35,500
RHNA6	Formation of Subregional Entities	\$0
RHNA7	Revision/reconcile differences among various needs allocations: Baseline, Blueprint Compass and Fair-share allocation	\$0
RHNA8	Facilitation/Determination of revision requests and trading among local jurisdictions	\$0
RHNA9	Public hearing for final approval	\$0
		<hr/> \$100,000

DRAFT Growth Integrated Forecast/ RHNA Timeline
August 2006- June 2008

Aug 28	Public notification of first public hearing/methodology workshop and outline of RHNA process.
Aug 29	Notify subregions of subregional delegation opportunity.
Sept 14	SCAG forms CEHD subcommittee to work on housing methodology policy.
Sept 15 – Nov 2006	Housing subcommittee meets to discuss and make recommendations to CEHD on RHNA housing methodology policies.
Sept 15	Deadline for subregions to accept delegation.
Sept 28	First public hearing/methodology workshop. SCAG will take testimony, present the four variables, and explain what factors were used for the forecast and how this work informs the RHNA process.
Oct 2006	SCAG conducts 14 subregional workshops.
Oct 2006	Public notification 30 days in advance of second public hearing/methodology workshop.
Nov 2006	Second public hearing/methodology workshop. This will convene after the final Housing Subcommittee meeting and will focus on policy recommendations.
Dec 1	SCAG will approve the 4 variables and RHNA draft regional housing allocation plan for all jurisdictions. Review/appeals process begins.
Feb 1, 2007	Last day for jurisdictions to file appeals based on AB 2158 factors.
Feb 11	Deadline for SCAG to notify jurisdictions of a public hearing for their appeal within 10 days of receiving the intent to appeal.
Mar 11-16	Public hearings held for appealing jurisdictions based on AB 2158 factors. The hearings will be held between 30 and 35 days from the date of SCAG's notification.
Mar 16	End of the appeals filing and hearing process. Alternative distribution and transfers may occur until SCAG adopts a final housing need allocation plan.
May 5	SCAG issues a proposed final allocation plan based on appeals and input received. This occurs within 45 days of the end of the appeals filing and hearing process.
Jun 2	SCAG holds a public hearing to present the final housing need allocation plan. This occurs within 45 days of issuance of the proposed final allocation plan.
Jun 3	SCAG submits its final housing need allocation plan to HCD.
Aug 3, 2007	Final adoption of the Housing Allocation Plan by HCD.
Jun 30, 2008	Due date for jurisdictions in the SCAG Region to submit revised Housing Elements to HCD.

Definitions of Acronyms:

RHNA: Regional Housing Needs Assessment

State law requires that jurisdictions provide their fair share of regional housing needs. The Department of Housing and Community Development (HCD) is mandated to determine the state-wide housing need.

SCAG: Southern California Association of Governments

As the designated Metropolitan Planning Organization, SCAG is mandated by the federal government to research and draw up plans for transportation, growth management, hazardous waste management, air quality, as well as adhere to state level mandates such as responsible for preparation of the RHNA.

CEHD: SCAG Community, Economic and Human Development Committee

The role of the CEHD Committee is to study problems, programs and other matters which pertain to the regional issues of community, economic and human development and growth in the SCAG Region.

HCD: State of California Department of Housing and Community Department

As California's principal housing agency, the mission of HCD is to provide leadership, policies and programs to expand and preserve safe and affordable housing opportunities and promote strong communities for all Californians.